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AT QUIEENS GARDENS,
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Beautiful new homes.

81,150 to 26,000.

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MODERN TEN ROOM HOUSE. Lot Tails0; price \$15,000; terms. CO-MELLAS, 294 S. Bayview av., Freeport, Long Island.

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INISHED HOUSE BARGAIN,
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PLOT 100x200. S rooms, bath, attle; frost, rear perches, concrete cellar, laundry; electricity, gas: open fireblaces; bot-water heating: garage; shrubbery; 5 minutes to station; \$15,000. cash \$5,000. NUTLEY, 90 Melbourne Av., Marnaroneck, N. Y.

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Immediate possession can be head on any of
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I burgalew, lust completed; on high ground,
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FARM for sale, \$4.800: 12 acres, all tiliable; two orchards, hickory and oak timber lot; three wells; Dio feet road frontage, six room cottage and simmer kitchen, barn and other outbuildings; some farming implements, wagon and horse; one mile from commuting station. BLAUVELT & MORRELL, INC., NVASE, N. Y.

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or Tel. 2037 Stamford.

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Lots of lots, \$75 to \$1,000 each, all within two miles of Port Lee ferry; some with Hudson Riper view; installments accepted. G. E. M. BUILDING & REALTY CO., Palisado, N. J., at junction.

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Ten rooms, bath; gas, hot air heat; lot 65z
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A fine property, 7 rooms, decorated; 3 minutes to train, trolley, school and stores;
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BEAUTIFUL country estate; house of 8 rooms and bath, with laundry in cellar; all modern improvements, plot 1000x460; extra large garage, with living room for chauffeur or caretaker, spacious and picturesque garden, with ornamental bushes and shade trees gravel road at front and large fruit orchard in resr, with 200 foot grane arbor; foo feet of privet hedges extreund property; 40 minutes from circ. 8 minutes walk from station; must be sold on secount of death; great bargain; extra concession for each, Apply or write CHARLES DAHMEN, County road, Closter, N. J.

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ten rooms, one bath, extra toilet: garage
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A BEAUTY Charming new bungalow, seven rooms, scenic veranda: three acres Hilable, fruit, garage, chicken houses near Madison (shere resort). Photo here: \$4,600, terms.

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It Ave a beautiful home in New Jersey that I must sacrifice; there are 12 rooms, 2 baths, with every possible imprevement; 2 car garage, man's room, etc. The grounds are charming, about an acre, with abundant shrubbery, fruit and flowers; surrounding places and people are of unusually high class. Photographs at my office, L. W. SERRELL, Owner, Home Helps Co., 39 West 38th. Grocley 2888.

IMMEDIATE possession one family house, newly decorated, 7 rooms, bath, electric light, furnace heat; two lots, 25x125 each, 2 story shop, 25x34, and 4 garages; chickenhouse; handy to all cars, limeys and C. R. R. depot. Price \$8,590; half cash. Call owner, JOSEFR L. WEIGEL, 155 Neptune av., Jersey City, N. J.

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RESTRICTED corner, 125x241, near Shadow
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REAL bargain, \$7,000, Leonia, modern dwellings \$1,500 cash. KUHLKE, 101 West 25th, 162 cash, KUHLKE, 101 West 25th, 163 cmsh, 164 cmsh, 165 cmsh, HEAL bargain, \$7,000, Leonia, modern dwell-ing: \$1,500 cash, KUHLKE, 101 West 25th.

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SUBSTANTIAL home, nine rooms and bathroom; hot water heat, fine plumbing, oak floors; perfect condition; the shade; lot 73,300; main strest. 15 minutes walk Ridgewood av. Ridgewood, N. 2. Thone 1400.

SUMMER home or Swiss chatlet; gorgeous site; seasoned lumber on premises; 6 acres; 20 minutes auto D. J. & W. Station. Fartifullars, A. P. Andhews, Mendham, N. J. TWENTY minutes express, six lots, louise N. J. *
TENAFLY-3 rooms all improvements, large plot, garage: \$7.500. YOUNG, opposite station.

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WILL rent rooms for light housekeeping, reasonable, in a quiet country place, private family, shade trees, well water, boats passing daily, near city. Address Miss I.

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Brunswick, N. J.

20 MILES MANHATTAN; COMMITTING.
Four acre farm; good buildings; gardens, fruit, grapes, berries; chickens; \$5,500, terms; BATSON FARM AGENCY, 489 5th av.

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FOR Sale or Enchange—Ten acre
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Sarasota and serious serious design porches all panied. In condition, price \$6,000 clear. Owner, A. KELLEY Bellinary, N. J. Completed at Ridgewood, N. J., tires are unintess walk to station, must allow and them, to-morrow may be too late. Uniform on premises. M. B. WILLOX, Edgewood, N. J. Uniform on premises. M. B. WILLOX, Edgewood, N. J. Uniform on premises. M. B. WILLOX, Edgewood, N. J. Uniform on premises. M. B. WILLOX, Edgewood, N. J. Uniform on premises. M. B. WILLOX, Edgewood, N. J. Uniform on premises. M. B. WILLOX, Edgewood, N. J. Uniform on premises. M. B. WILLOX, Edgewood, N. J. Uniform on the province of the province of

cow, Va.

GRCHARD-FRUIT GROWERS, ATTENTION' Physical disability handling this year's fruit crop forces me to sell my orchard in fee; 130 acres, house, barn, out-buildings, packing sheels, mules, implements, orchard equipment, fruit crop included; 7,000 peach trees, 3,000 apple trees; full bearing choicest commercial varieties; good fruit crop this year; panches ready for market next week; title absolutely good; price less than \$1,50 per tree; small case, payment secures immediate possession. Think fast, act quickly, Write, wire, telephone or come next train. See 'Impact' Investigate' Buy A lady will buy a reasonable seven room BRONN, Manhattan and suburban properties wanted; buyers waiting. For quick resigns address SISCA & PALLAPINO, 446 East 116th.

immediate possession. Think fast, act quickly Write, wire, telephone or come next train. See Inspect investigate Buy the oretard. Biograph over differed. Address GEORGE T. CARSKADON, Keyser, West Virginia. Wire to-day.

Texas—Sale or Rent.

KWICK: HERE'S A PIPPIN! Orange Side, citrus belt. 20 acres irrigable land: main canal cabin, ratirond and town near; get this while getting a casy. OWNER, box 44, Harlingen, Tex.

Miscellaneous—Sale or Rent
ISNT THIS YOUR IDEAL?

TELEPHONE SITS VANDERBILT HEFORE NOON AND ARRANGE to inspect handsome new Colorial home, Tor 2 from 3. Baths, open fireplace, sleeping porch, with or with-out farmer for all kinds of houses, to say the property of all kinds of houses.

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LARCHMONT MANOR, for september and provided and corporate and corporat

SUBURBAN COTTAGES.
Two nicely furnished rooms, private family, Manhattan Beach. Tel. Coney Islandes.

20 MILES MANHATTAN: COMMUTING.
Four acre farm; good buildings; gardens, full, grapes, berries; chickens; \$5,500, terms RATSON FARM AGENCY, 480 5th av.

Ears opportunity: 20 miles Manhatian, 10 room residence, sharp representation in room residence, every improvement; gardens; garage; \$7,500, BATSON FARM AGENCY, 490 5th av.

BATS

SUBURBAN HOMES WANTED.

FIVE FURNISHED COTTAGES,

SUMMER RESIDENCES WANTED.

REAL ESTATE TO EXCHANGE.

\$10,000 in a very modern 10 family apart-ment house, all improvements, for exchange for a larger parcel. S. ROSE, 225 West

1 DESIRE to rent country page to the about with the option of purchase; must be about 10 acres and rent at about \$2,500; should be within 5 miles of White Plains or Dobbs Ferry, 10 to 20 acres preferable. H., 181 San Herald, Herald square.

IF you have an apartment house that you

TWO to five acre place in Connecticut vil

WANTED-Small, old fashloned farm house

WANT to purchase with \$25,000 cash long lease and good will, garage, 200 to 300 cars; residential district no brokers. P. S., 284 Sun-Herald, Herald square.

WANTEL Vacant lots or old buildings, any quantity or any location, in Man-inttan from owners only. WALTER M. SMITH, 17 West 42d St.

WILL buy 3 story basement stors house; electricity; parquette floors; state price; state particulars. C., 1650 Sun-Herald, Drashfor

WANTED Country home or farm in N. Y., N. J., Pa., or Coun., not over \$15,000. Address J. A. T., Boom 517, Cutler Bidg., Rochester, N. Y.

Bochester, N. Y.
VILL buy or lease properties suitable after-ation or repairs. CONTELLO, Builder, 170 dorholu Parkway, Bronx. Phone Fordham

Walted brokers protected. WETMORE.
World Building.
WANTED Seven or eight room house in
Jamaica or vicinity. Send full particulars
to G. G., 361 Sun-Herald, Herald square.

Wil.L. purchase seven or eight room hous Flushing or north shore. Send full partic lars to H. H., 371 Sun-Herald, Herald squar

WANTED-Large house, rent, with ground private school, near New York, prospectiving. Box 255 Elderson, N. J.

WANTED-House or apartment, \$8,000 cash no agent. OLSON, 342 East 41st.

FACTORIES FOR SALE OR RENT

BARGAIN-Yonkers Factory Location 70,000 St. ft., terms. Dunwoodle Realty, 213 Flags Bidg.s Yonkers.

DANDY NEW FACTORIES.

000 to 20,000 square feet, sidings, FINCK, FACTORY SPECIALIST, 214 Broad St., Elizabeth, N. J.

FACTORY FOR SALE, 55a125, HEAVY CONSTRUCTION, TWO VEHICLE ENTRANCES AND LARGE ELE-VATOR, 3 STORIES AND EASEMENT; EX-CELLENT FOR AUTOMOBILE FACTORY OR GARAGE 4109 PARK AV., COR 175TH ST., NEW YORK CITY.

IMMEDIATE POSSESSION-30,000 sq. ft.

four story modern factory. Bant four sides: steam heated, sprinkled; electric elevator; good labor and, shipping location. C. H. READE. 1021 Grand St., Hobsken, N. J. Phone Hoboken 2048.

WEST SIDE residence or small aparts

TO RENT.—A two story frame factory building in The Bronz, 2,750 square feet, plenty of light, suitable for light manufac-turing or machine shop, with or without present machinery. Rent reasonable, Phone 1820 Meirose. WANTED TO BUY A EMALL HOUSE IN WESTCHESTER CO., WITHIN 10 MIN-UTES WALK OF RAILROAD STA., IN A GOOD NEIGHBORHOOD. B. L. HUNT, 10 EAST 4TH ST. PHONE MURRAY HILL 198. WANTED till June or longer, small fur-nished house, good locality. Montelair or Mount Vernon preferred. Full particulars to ROBERTSON, 418 West 118th at.

WATERFRONT, BAYONNE, N. J.-8 acres hard, level upland, 540 feet frontage, 690 foot plers, can be had. Draught tugs and lighters; only 800 foot from plerhead to ship channel, draught 30 feest. Rail on property. Belgian block road, All improvements. TREMILEY COMPANY INC., 3 Cortlandt St. Phone 5307 Cort. SUMMER RESIDENCES TO LET.

PACTORIES FOR SALE OR RENT.

From Battery to 14th 8t., Inclusive, TTRACTIVE office to sublet, 174x15, Room 1011, 50 Broad st. DESK, DOWNTOWN, with telephone service,

PURNISHED, October to May, 10 rooms, all improvements, garage; \$100 per month. F. L. H. GHLL. Darlen, Conn.

TO SUBLET—Bungalow at Deal Inn. Deal.

N. J., containing six rooms, two rooms; furnished; from Aug. 10 to close of season; \$300; references required. 15th floor, 1 Wall st. AUDITOR, ARCHITECTURAL OR ANY OLEAN BUSINESS; ELEVATOR SERVICE, STEAM HEAT: NO OTHER TENANT IN HULLDING; CONVENIENT VARICK PT. SUBWAY, 8TH AND 5TH AVS. ELEVATED, POSSESSION MAY, 1921. LOW JENT. B., 1238 SUN-HERALD, FULTON ST.

FOH RENT.-Loft, approximately 5,000 sq. feet; neighborhood City Hall; excellent light and good building; suitable for manufacturing and other purposes. Phone Beekman 1992. man 592.

NABSAU ST., 80-Office space for 4 desks; will rent separately. REDMAN; tel. John 2422.

East River to North River.

A.—Corner 29th at., 8th av., entire upper part, three floors, all light; will rent cheap. JOSEPH LEVY & SON, 389 8th av., A good, light office, five hundred (500) to six hundred (600) feet, parior floor, 23d st. HENRY MERRITT, 202 West 23d st.

DOCTORS, DENTISTS Ground floor offices in OSECRNE BUILDING 205 WEST 57TH ST. adapted for doctors, dentists and other prefessions. Apply to MANAGER at premises, or telephone Circle 5420. apartment or large house between 70th-109th, West Bide; full particulars first let-ter. B., 1315 Sun-Herald, Hariem. ADVERTISER buys residence, Hariem or West Side; possession October; only full datalis noticed. McGLOW, 239 North Bay-way, Elizabeth.

OFFICE TO LET.
SUITABLE FOR MILLINERY, CORSETIER
OR LAW BUSINESS: 1 FLIGHT UP.
KARGER, 30 WEST 67TH ST.

OFFICE space, partitioned, approximately 100 square feet, 42d st. near 5th av., \$45 per month. Telephone Vanderbilt 826.
OFFICES, very light, desirable: moderate refial, considering building: immediate possession, Vanderbilt 5010. OFFICE, show or desk room to let. 21 West 37th st. RODNICK HAT CO.

Berkman 1603.

HAVE cash buyers for all kinds of houses,
Manhattan and Bronz. Send full particu-lars, EPSTEIN, 72 East Spth st.

HOUSE or lot, improvement not necessary,
upper Bronz. LOWEREE, 4044 Barnes av. 267 Madison.

STORAGE SPACE TO LET.

Eighth av., near 14th st., building, 25x100. high basement, concrete floor, grade floor and three lofts, high ceilings; immediate possession, low rent to approved party. A. M. CUDNER REAL ESTATE CO., 254 West End at., phone Chelsea 1276.

STORE, 169 7th av., 1400 square feet, with large basement, to subject from September. leland, eight to ten room house; price \$25,000 to \$35,000 give full particulars by letter. Room 1201, 25 West 43d st. large basement, to sublet from to May 1, 1921; reasonable rent

TWO LOFTS, 10,000 FT, EACH
corner building; 250 pound floors; large clavator; \$8,000 each.
STORE AND BASEMENT
50x100; loading platform; large elevator;
high celling; immediate possession.
DUROSS COMPANY
155 West 14th St. TWO floors to rent of 48th st., near 5th av.;

ON account of present lease expiring, I will purchase a private house above 80th st., west side, for my own use; not over \$25,000.

M. D., box 306 Sun-Herald, Hartem. Above 59th St .- 5th Av. to East River.

> 46 EAST 607H .- Parlor floor, for light busi-ness; ideal location; private phone. Above 59th St .- 5th Av. to North River.

WORLD THEIR STIPP TOTH MOST DESHABLE SUITE-FOUR OFFICES FACING EWAY ON CEN-TRAL PARK, VERY ATTRACTIVE, LEASE, MUST BE SEEN TO BE AP-PRECLATED. MIDULETOWN RUB-BER CO., 5 COLUMBUS CIRCLE.

wanted-Small, oil paniouse farm nouse, with outbutldings in good repair; an acre or use of high land near station, bour out, in Westlewster or not beword Stamford or New Canast, in Connecticut; \$1,500 cash, balance on terms. Description, with photos, to Mrs. HOPPER, 4241 Broadway, N. Y. WANTED—To purchase for occupancy by April 1, 1921, a fireproof building, south of Canal et., containing 50,000 to 80,000 square feet of floor space; suitable for offices and light manufacturing. Answer with particulars to bux B., 1226 Sun-Herald, Ful-Washington Heights, Above 125th Store West of 8th Av. West of Sth Av.

GARAGE to be constructed at 5221-37 Broadway, three floors, no elevators, 100:100, for rent; principals only, ARROWHEAD GARAGE, INC., 4162 Broadway, New York.

Miscellaneous.

WE have several investments to exchange for residences at West End. Elberon, Deal. Allenhurat, also Monmouth Beach and Red Bank, N. J. PEASE & ELLIMAN, 340 Madi-

Borough of Brooklyn.

New Jersey.

TWO floors, heart of Newark, retail district, adjoining post office; one floor offices; top floor lofts; 2,000 sq. ft. each floor, only \$200 a month rent for both; long lease.

5,000 feet, two story brick, steam, only \$15 sq. ft.

4,000 feet, heart retail district, steam heat, only \$50 sq. ft.

8,500 feet, three story factory, modern, only \$160 a month; long lease.

4,500 feet, fine loft, \$200 a month.

7,000 feet each, three lofts, \$350 each a month.

BUSINESS PLACES WANTED.

BUILDING with some depth on one or more lots, suitable business pur-poses, 30th to 50th st. 5th to 5th av. Would lease or might purchase. Would lease or might purchase, Principals address full particulars to A. E. THOMSON, 145 West 45tb.

NEED 19,000 to 20,000 sq. ft. manufacturing building within 30 miles of New York, Y., 632 Sun-Herald, Herald square. STORE wanted, avenue or street, 42d to Math. SNOWBER, 800 6th av. MOth, SNOWHER, 800 6th av.
WANTED-A brick manufacturing plant in
Conn. New York or New Jersey, 30,000
to 50,000 square feet; good light. Particulars to Y., 633 Sun-Herald, Herald square.
30 STORES WANTED BY LARGE CHAIN
STORE CLIENT: ANY GOOD LOCATION.
J. CLARENCE DAVIES, 32 Nassau st. John
1271

J. CLARENCE DAVIS, as Nassas et. John 1171.

20,000 TO 30,000 SQUARE FEET of light space for manufacturing, floor capacity 120 pounds per square foot; preferably on one floor; must have railread siding; passession October 1. city or not over 30 miles out. J. CLARENCE DAVIES, 51 East 42d. Vanderblit 433.

BUSINESS PLACES TO LET.

reasonable; attractive, cool office. Toom 218, 15 Park rom, Park Row Building. Telephone 8320 Barciay.

DESEK room, stenographer, telephone service; room 1201, 196 Broadway.

FINE TOP FLOOR, 11,000 SQUARE FT.,
IN MODERN CORNER BUILDING;
LIGHT ALL ARGUND, SKYLIGHTS;
SUITABLE FOR OFFICE, ENGINEER,
AUDITOR, ABCHITECTURAL OR ANY

for a larger parcel. S. Research of the building lot, with improvements, for medium size ear worth \$200 or \$750; must be in fair condition.

Longacre 2280.

NASSAU B1.

will rent separately. REDMAN; tell will rent separately.

Above 14th St. to 59th St. (Inclusive), East River to North River.

STUDIO to rent by hour or week; ex-ceptionally large room and surroundings. 207 Madison.

ation is good, I will buy it not too much be swarted. IMMEDIATE, box 308 Sun-taid. Harletn. Immediate possession, suitable for dector or business; rent \$4,500; tel. Bryant 1394. 37TH, 10 West.—Fine floors, suitable milli-Herald, Harlem.
I have the cash and am ready to buy new law walkup upper Manhattan; west side preferred, Full particulars, WALKUP, box 30% Sun-Herald, Harlem. ner, dressmaker, decorator or other refined business; suites, studios or offices. 39TH ST, 270-272 West-First floor, suitable I want to buy a cold water flat situated in most section, double or triple; have about \$1,000 to \$5,000 cash. COLDWATER, how and Sm. Herald, Harlem. 46TH ST., 47 West.—Show rooms and offices, DONAVAN, Cortlandt 4525. 1,800 square feet, three large rooms, north light, femmediate possession. Rent \$2,100; supt. will show. L. A. FINCK, 14 East 44th st. NEELEN & DORSCH.
One and two family houses wanted, Brook-ien, Long bland or New Jersey; buyers wait-ing, 1336 Pacific st. Telephona Lafayette

LOFT, extra light, 125x95; light operating work; section for female help; low rest. 430 East 102d st. PARK AV., 815-Doctors' suites, 1, 2, 8 rooms. Agent on premises. PRIVATE suitable for garage, 59th to 116th st., west side. CHARLES HEYMANN, 120 Broadway, N. Y., room ST.
PRIVATE house wanted to buy, between 70th and 30th sts. Send particulars D. KEMPNER & SON, 522 5th av. Murray Hill 2837.

COLUMBUS AV., 31.—Exceptional light loft, plate glass front; heat, electricity; subsable office or light husiness; lease, J. K. MOORES, 201 West 57th st. Columbus 8888.

WANTED to rent, with price of purchas within a year, four atory and basement brownstone dwelling, 70th to 30th sta., Columbus asy to river; pay good; no brokers R. S. 233 Sun-Herald, Herald square. OFFICE to sublet, separate room in office in first class building. Apply between 10 and 4, or write Room 43, 1974 Broadway at 67th st. WANTED to rent, good sized house; all im-provements: private family: state price and particulars. Address C., 1673 Sun-Herald, Brooklyn. offices, Lopts, Warehouses, Show ROOMS, all sections, J. CLARENCE DAVIES, 32 Nassau et. John 1171.

STORES, LOFTS, BUILDINGS. AMES & COMPANY, 26 WEST 31ST. STUDIO apartment, floors and offices; immediate possession. Telephone 5707 Rhinelander, 168 Madison Ave.
VERY light, highly desirable office. Room 810, 111 Broadway. Rector 1801.

LIGHT, ideal corner loft, very desirable for manufacturing purposes, near Broadway, elevated, subway and surface lines. Agent on premises, 129 Patchen av., Brogklyn, GEO, SCHOEPFLIN.

CHARLES P. GILLEN & CO., 828 Broad Street, Newark, N. J.